

**Minutes of the Carlisle Board of Health
November 29, 2012**

Present: Board members Jeff Brem (Chairman), Bill Risso (Vice-Chairman), Catherine Galligan, Vallabh Sarma, Donna Margolies, Linda Fantasia (Agent), Karina Coombs (Carlisle Mosquito)

The special meeting was called to order by the Chairman at 7:00 pm. at Carlisle Town Hall.

BENFIELD FARMS DEVELOPMENT – Mark Beaudry (Meridian Assoc.), Toby Kramer (NOAH), Alan Lehotsky (Carlisle Housing Authority), and Steven Smith (GeoHydrocycle) appeared before the Board.

Smith presented a two-layer groundwater flow model to demonstrate what groundwater flow might look like in the areas of the soil absorption system and the Public Water Supply in order to take some of the uncertainty out of the placement of the three compliance monitoring wells. There were slight differences from the previous analysis of background nitrogen expected due to differences in groundwater velocity. Smith said the current 2012 data was based on field observations which he feels is more accurate. Compliance Well 2 will now have a 14.4 mg/l of background nitrogen compared to 13.3 mg/l and Compliance Well (CW) 3 will have a 9.21 mg/l compared to 6.1. CW3 had to be moved to keep it within the easement. Beaudry said that when the wells are installed they will know better if they need to make additional alterations. Smith said it is not unusual to observe changes the first year. Smith said it would be important to consider the average for the results spread over a year. Risso said that if the purpose of the wells is to be “canary in the mine” nothing is gained by having CW2 and CW3 close together. Originally the two wells were located to check for hits above background levels. If CW2 had an exceedance, CW3 would be checked. This would allow an opportunity to address the problem before there was an impact to the water supply. Beaudry agreed to relocate CW3 closer to the public water supply.

Beaudry said the other revisions to the design were minor such as a slight alteration in the building footprint. Beaudry also clarified DEP’s position on the Innovative Alternative Technology (I/A) systems as a non-issue. The leaching field is outside of the Interim Wellhead Protection Area (IWPA) but some of the lines are not. The first FAST I/A system was changed to a micro-FAST under Provisional Use which qualifies as the equivalent to a recirculating sand filter for nitrogen reduction. This meets the criteria for systems greater than 2000 GPD in an IWPA. The Perc-Rite I/A is permitted under General Use.

The Board then reviewed the final draft for the decision and conditions prepared by Atty. Smolak. The Board asked for some minor editing as it read through each condition. The Board discussed whether there should be a mechanism for tracking changes to the document. It was agreed that the Decision and Conditions were legal documents as voted and should not change without a modification to the permit. There will be an operations manual describing how the conditions should be carried out and by whom. This will change over time. (Brem left the meeting for another hearing and Risso took over as chairman).

The Board said it would be helpful to have annual meetings with the property managers in order to review reports. This is required of the other multi-family developments in town. Fantasia said it can be hard to know who to contact in an emergency so it is important for the Board to have an up to date contact list. The installer of the system must be licensed in Carlisle. Beaudry will provide a revised plan showing the new CW3 location and a clean copy of the Decision and Conditions will be submitted. There were no additional comments from the audience and the Board concluded its deliberations.

The Board found that based on the evidence provided at several public meetings, comments from the Board’s consulting engineer, and other information contained within the record that the proposed design is in compliance with state and local requirements and further find that the Applicant, Benfield Farms Limited Partnership, the developer Neighborhood of Affordable Housing Inc. (NOAH), the Carlisle Housing Authority and the Board have agreed on a number of ongoing project conditions which are attached as “Findings, Decision and Supplemental Conditions” and which will be made part of this record.

It was moved (Galligan) and seconded (Margolies) to issue a Sewage Disposal Construction Permit in accordance with “Site Plan for Benfield Farms Senior Housing Project, South Street, Carlisle, Massachusetts,

dated September 7, 2012, revised November 27, 2012” subject to and in accordance with Conditions agreed upon on 11/29/12 and made part of the record of approval. Motion passed 4-0-0 (Brem was not present).

There was no further business. Meeting voted to adjourn at 9:30 pm.

Respectfully submitted,

Linda M. Fantasia,
Recorder